



RETAIL PROPERTY

FOR LEASE

# ±4,500 SF TOTAL STREET RETAIL

793 Broadway, Newark, NJ 07102

*For More Information, Contact*

**KARINE BLANC**

*Sales Associate*

kblanc@blauberg.com

973.379.6644 x136



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

Three Retail Stores

## LOCATION DESCRIPTION

Approx. 2.04 Miles to I-280

Approx. 2.17 Miles to Garden State Parkway

Approx. 4 Miles to I-95 and I-78

## OFFERING SUMMARY

Lease Rate:	\$1,800 - 4,100 per month (Gross)
Number of Units:	3
Available SF:	1,000 - 2,500 SF
Building Size:	4,500 SF

## PROPERTY HIGHLIGHTS

- ±4,500 SF Total Street Retail Available
- Unit A: ±2,500 SF (\$4,100 Per Month)
- Unit B: ±1,000 SF (\$1,800 Per Month)
- Unit C: ±1,000 SF (\$1,800 Per Month)
- Located Beneath 20 Newly Renovated Residential Apartments
- Good Location for Convenience Store, Bodega, Etc.
- Street Parking Only
- Located Directly Across Bus Stop for NJ Transit Bus 13 (Servicing Broad Street - Clinton Avenue Line)

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	47,376	310,631	697,441
2019 Estimate	46,586	304,298	683,038
2010 Census	46,228	294,682	656,222
Growth 2019-2024	1.70%	2.08%	2.11%
Growth 2010-2019	0.77%	3.26%	4.09%
2019 Population Hispanic Origin	27,567	126,309	211,811
<b>2019 Population by Race:</b>			
White	34,531	188,348	353,328
Black	8,385	82,502	265,529
Am. Indian & Alaskan	687	3,322	5,991
Asian	1,614	21,682	39,659
Hawaiian & Pacific Island	97	562	1,059
Other	1,273	7,883	17,471
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>42</b>	<b>56</b>
<b>Households:</b>			
2024 Projection	17,027	112,623	253,991
2019 Estimate	16,753	110,301	248,582
2010 Census	16,667	106,566	238,005
Growth 2019 - 2024	1.64%	2.11%	2.18%
Growth 2010 - 2019	0.52%	3.50%	4.44%
Owner Occupied	5,817	40,445	91,386
Renter Occupied	10,936	69,856	157,196
<b>2019 Avg Household Income</b>	<b>\$62,309</b>	<b>\$72,541</b>	<b>\$75,563</b>
<b>2019 Med Household Income</b>	<b>\$44,312</b>	<b>\$53,838</b>	<b>\$52,648</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	5,453	28,473	67,886
\$25,000 - \$50,000	3,711	23,383	51,496
\$50,000 - \$75,000	2,509	18,741	38,894
\$75,000 - \$100,000	1,719	13,031	27,411
\$100,000 - \$125,000	1,397	10,023	21,102
\$125,000 - \$150,000	591	5,271	11,668
\$150,000 - \$200,000	973	6,812	15,525
\$200,000+	401	4,567	14,599

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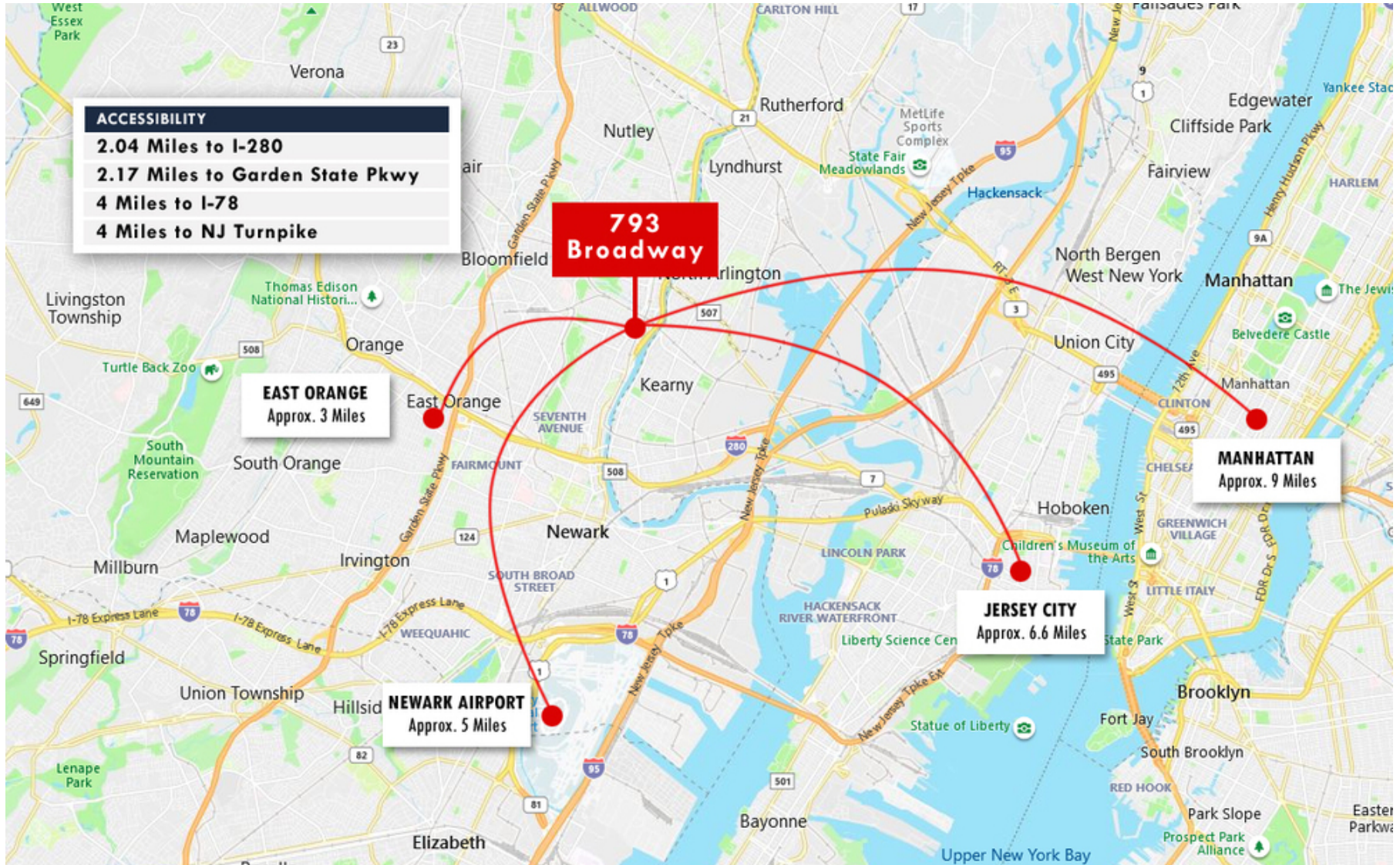
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## KARINE BLANC

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## PROFESSIONAL BACKGROUND

Karine Bray is a Sales Associate for The Blau & Berg Company where she is responsible for the lease and sale of commercial properties. She has worked in various client-facing roles in the financial services industry and has a track record for building strong relationships throughout her career. Most recently, Karine worked in the marketing department for a commercial real estate fund where she created presentations and wrote proposals for investors looking to invest in core and value-add real estate.

## EDUCATION

Bachelor's in Economics – Rutgers University

Master's in Economics – Rutgers University

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